aren Johnson Davidson County
Batch# 773378 DEEDWARR
12/14/2021 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $24,050.00
20211214-0165093

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Million Five Hundred Thousand Dollars and no/100 ($6,500,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Logan Cass
Affiant

Subscribed and sworn to before me, on this 10th day of December, 2021.

Jodean M. Kemp
Notary Public

My commission expires: 7/22/2025

(Notary Stamp)

JODEAN M. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax ID Number
WPS Real Estate, LLC, a Tennessee limited liability company	SAME AS NEW OWNER	107-010-016.00
c/o Craig Buffkin 10 Cadillac Dr., Suite 190		
Brentwood, TN 37217		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **Donald Keith Hall**, Grantor, has bargained and sold and by these presents does transfer and convey, unto **WPS Real Estate, LLC**, a Tennessee limited liability company, its successors and assigns, all of his right, title, and interest in that tract or parcel of property located in Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference.

This is improved property with an address of **1727 Elm Hill Pike, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes which have been prorated and assumed by Grantee. (2) All matters shown on plat of record in Instrument No. 200104090034499, in the Register's Office of Davidson County, Tennessee. (3) Easement Deed from Fortune-Nashville Company No. 2 to Shoney's Big Boy Enterprises, Inc., of record in Book 5084, Page 896, in the Register's Office of Davidson County, Tennessee. (4) Declaration of Easements from Shoney's, Inc. to Commissary Operations, Inc., of record in Instrument No. 200106140063122, in the Register's Office of Davidson County,

Tennessee. (5) Declaration of Easements from Shoney's, Inc. to Donald Keith Hall, of record in Instrument No. 200303200036789, in the Register's Office of Davidson County, Tennessee. (6) Rights of parties in possession not shown by the Public Records. (7) Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors, and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 3rd day of December, 2021.

Donald Keith Hall

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Donald Keith Hall** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 3rd day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 2-19-2024

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit "A"

CERTAIN REAL ESTATE LYING AND BEING IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LAND LYING IN THE FIFTEENTH (15TH) COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 1 ON THE PLAT OF RESUBDIVISION OF LOT NO. 25 OF REVISION SECTION 36 AND REVISION SECTION 19, METROPOLITAN INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 20010409-0034499, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD KEITH HALL BY SPECIAL WARRANTY DEED FROM SHONEY'S, INC. OF RECORD IN INSTRUMENT NO. 200303040028409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/10/2021.

Signature

Date: 12/10/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/10/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY